

# CHARLES GILLESPIE\_Architecture



019\_Dyers Orchard

October 2023\_Design and Access Statement

## \_Executive Summary

This Design and Access Statement (DAS) for Dyers Orchard, Butleigh, has been prepared on behalf of Mr and Mrs De Wilton and describes the context, design objectives and proposals which inform the development.

The planning application seeks Householder Permission and this DAS forms part of a suite of reports and drawings which support the application.



*\_principal elevation of the existing property*

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#### 4.0 \_Summary

# 1.0\_Introduction



## The document's purpose

The structure and basis of this Design and Access Statement has been informed by the guidance produced by CABE within their publication 'Design and Access Statements - How to write, read and use them'.

The statement is split into two sections covering the site context and analysis and the subsequent detailed proposals:

- Context and Considerations: Covering the inherent site constraints and opportunities which have guided the design proposals.
- Proposals for the detailed application: Describing the detailed design principles of the proposals.


This document should be read as a summary of the design approach to the proposal and sits alongside a set of planning drawings.

## Description of the development

The proposals for the site comprise a householder application for the internal reconfiguration of Dyers Orchard as well as external material replacement in order to improve upon the buildings tired and dated public appearance, thermal performance and user experience.

The proposals seek to create an exemplary scheme for the applicant by creating a contextually sensitive design of significant quality, whilst dramatically improving the buildings public image. The cellular internal layout is altered significantly in order to make the property fit for the applicants immediate and future needs.

The design aims to build upon the rich mix of residential architecture in the local Conservation Area. The material, scale and character of the scheme is responsive to the significant character of the wider rural and village context whilst sensitively responding to local character and the number of heritage assets in the vicinity.

 Dyers Orchard

## 2.0\_Context & Considerations

A study of the local context and the site



\_1902 mapping data

## \_Site Location



The site is within the Mendip District Council, Somerset, within the village of Butleigh. Butleigh is a medium sized village, located in the south west of the district. It lies approximately 3km from Street and 5km from Glastonbury. The village lies on the Somerset Moors and is within the Polden Ridge landscape character area. This area is characterised by large open fields and by the traditional orchards, woodlands and parkland which surround the village.

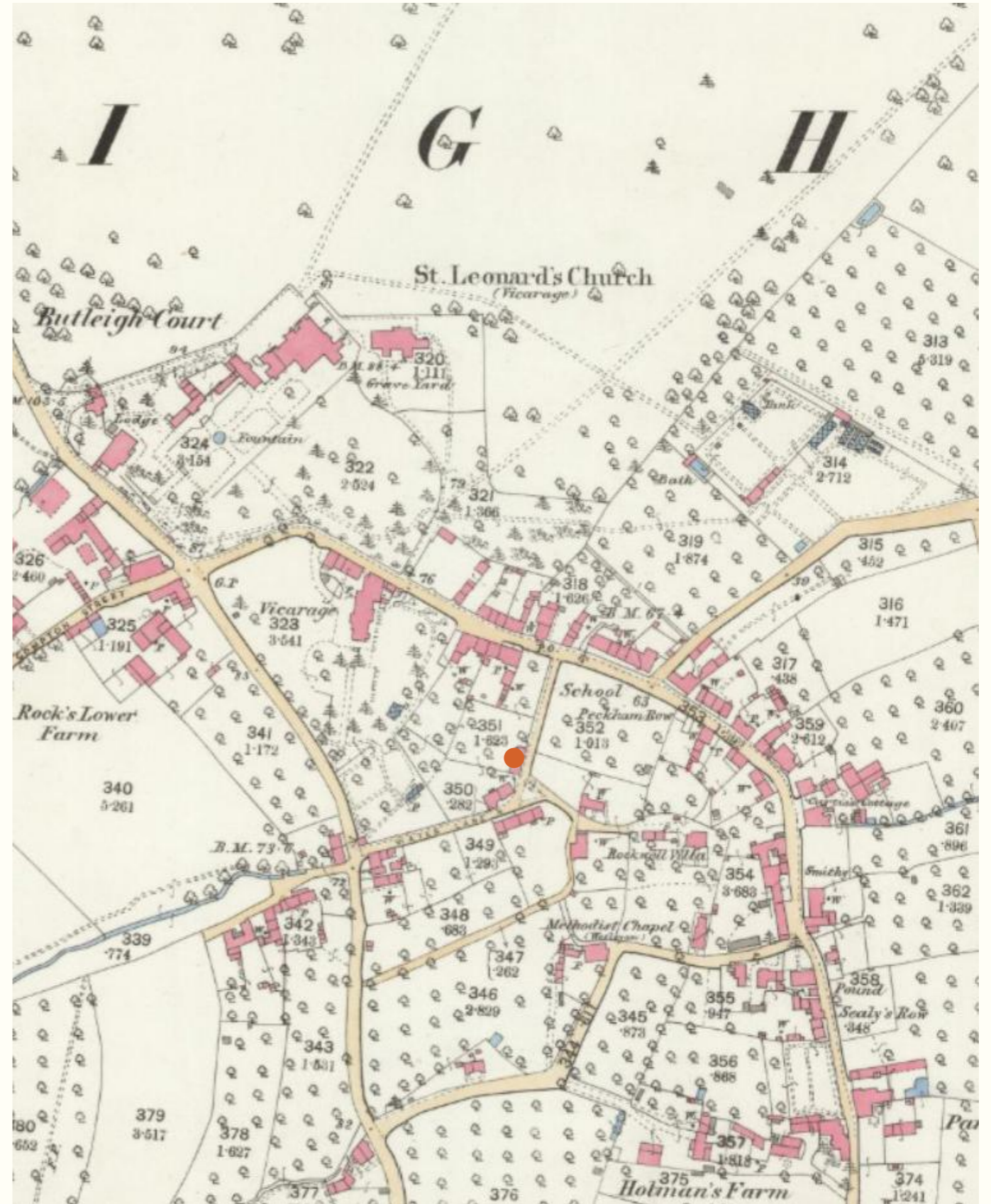
The southern boundary of the site shares a boundary with two neighbouring detached houses and is formed of close boarded fencing and mature trees. The west and northerly boundaries are shared with two properties and consists of close boarded fencing. The eastern boundary consists of a driveway with access to Water Lane.

# \_Historic Context

The historic settlement of Butleigh seems to have originally spread sporadically along a north south route to wells and by the middle ages the village settlement spread along Water Lane where a number of 17th century houses remain. Dyers Orchard fronts on to Water Lane and is within the Butleigh Conservation Area. There are two historic listings within close proximity to the site; the 16th century Grade II listed Sycamore Cottage and the Grade II listed former walled garden south of Butleigh House. The latter is particularly interesting as the southern section which has long since been demolished would have likely formed the southern boundary to Dyers Orchard fronting Water Lane, indicating Dyers Orchard sits within the former enclosed grounds of Butleigh House.



\_Butleigh Court and St Leonard's Church (Source: RIBApix)



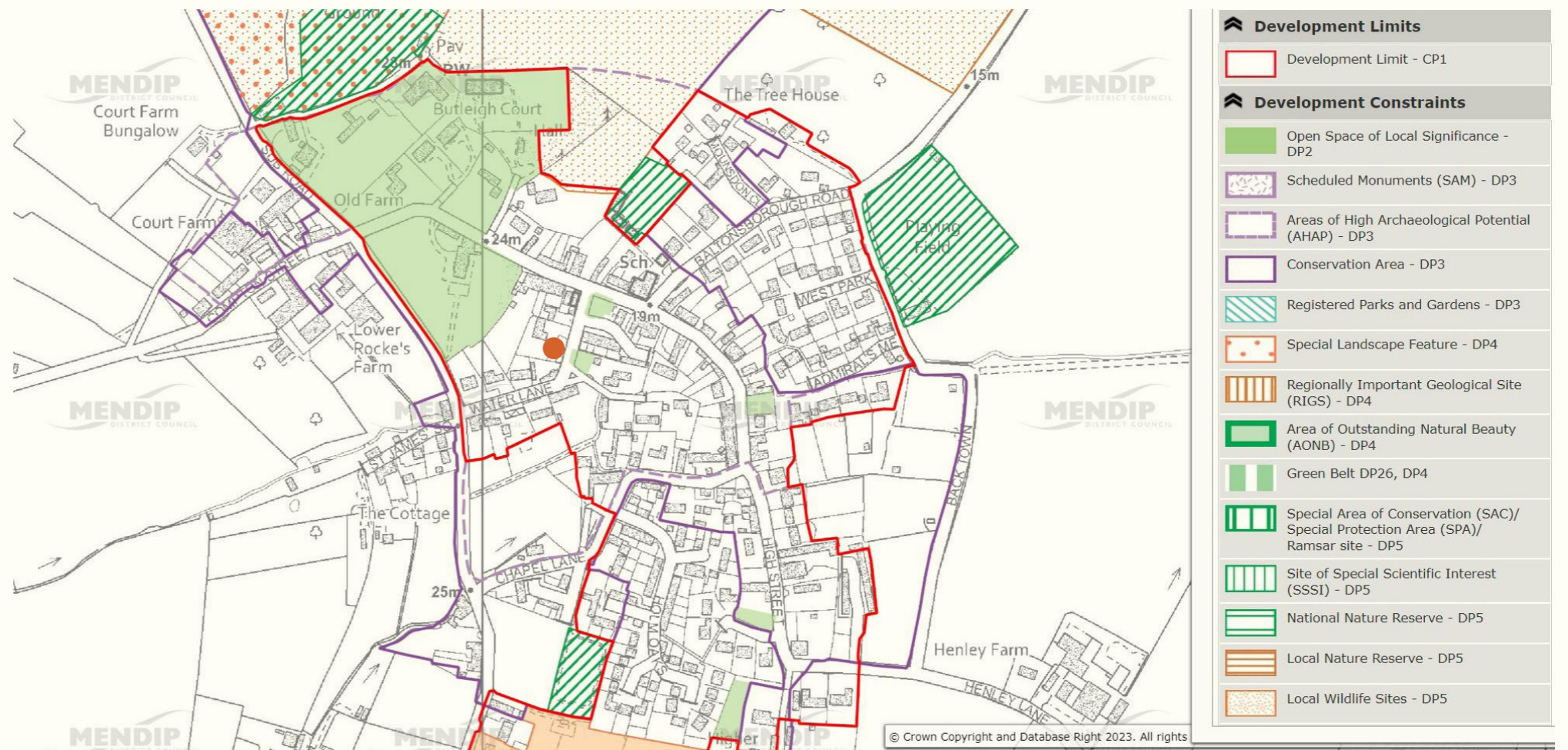
\_1885 mapping data

# \_Planning Context

Core Policy CP1 Mendip spatial strategy, a core driver being to ensure all new development contributes positively towards delivering components of the Vision for the district and associated strategic objectives. Butleigh is classed as a 'Primary Village' with regards to this core policy. CP2 supporting the provision of new housing and

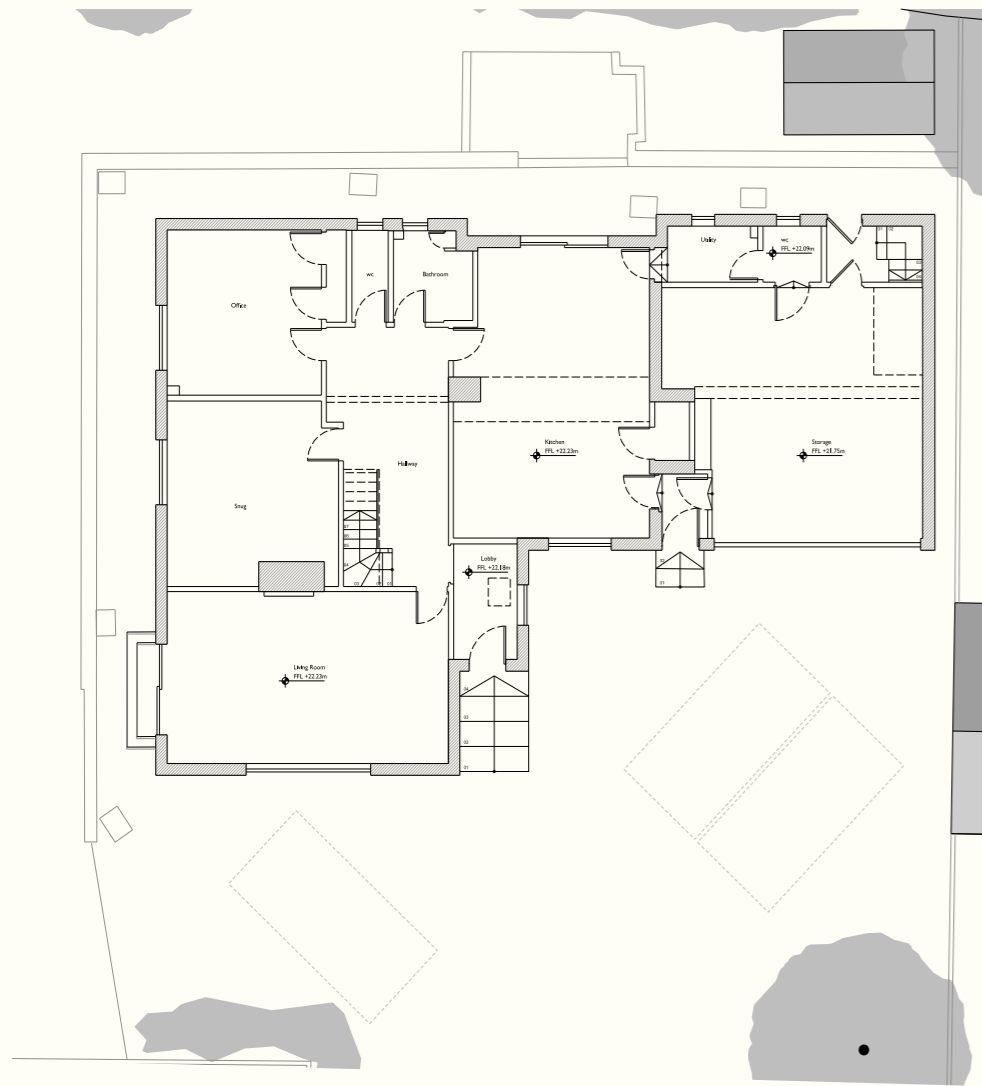
DP3 Heritage conservation which states 'Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.'

The proposed redevelopment of Dyers Orchard supports the need to meet rural housing needs and the safeguarding of the countryside setting by improving the design and energy efficiency of a property that currently does little to contribute to the overall public benefit.



\_Source <https://www.planvu.co.uk/mdc/>

# \_Dyers Orchard



Dyers Orchard is a two storey detached dwelling set within a generous plot. Vehicular access is off Water Lane with off road parking to a gravelled area.

The flat roof dormer windows are small and offer little to the external appearance or internal environment, these elements are faced in lead with uPVC windows.

Whilst the form and proportion of the property is contextual, the construction material offers little public benefit and is incongruous to its historic setting. The pitched roof consists of concrete roof tiles with the first floor construction occupying the roof space.

Externally the uninsulated masonry cavity walls are faced in reconstituted stone cladding. The windows of the property consist of opening casement uPVC framed windows.

Above\_Existing ground floor plan



## \_Project Brief

\_a contemporary reimagining of significant quality, one which enhances the wider conservation area

\_quality and durability of the external material selection, referencing a contextual palette with contemporary detailing

\_better utilise and engage with the existing external spaces, with level access from the core living spaces

\_a warm, consistent and homely material palette internally

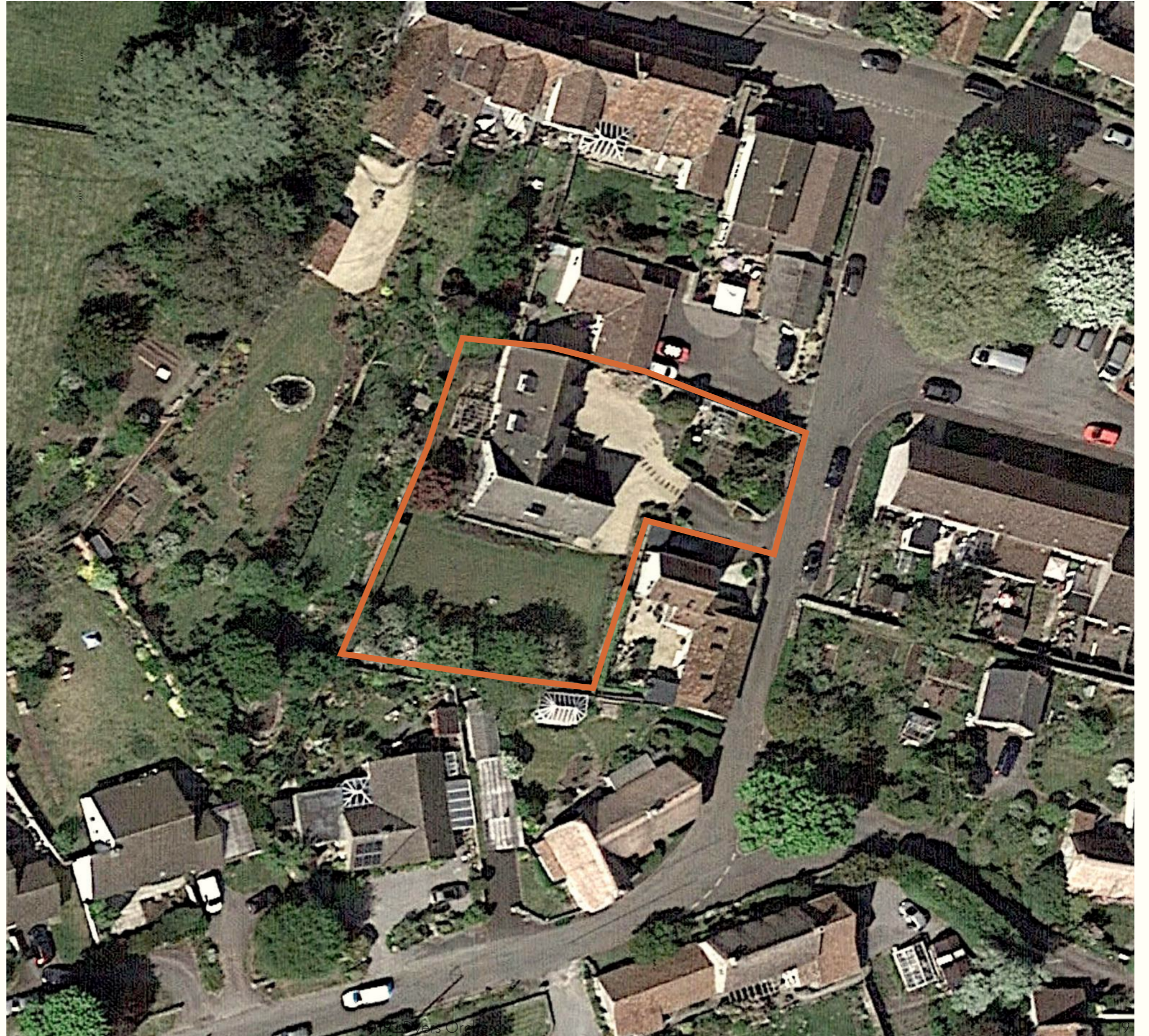
\_improve the energy performance and thermal efficiency of the building, through carefully located additional insulation and replacement windows/ doors

\_compartmentalised accommodation for future care and guests

\_improve access legibility and the arrival sequence to the house, with a clear delineation of front and rear access

\_improve the internal lighting levels, taking greater advantage of the plots southerly aspect

\_Existing Site Plan



## \_Opportunities & Constraints

\_improve upon the currently muddled arrival sequence, negotiating the existing level change between internal and external environments

\_create a legible and apparent sense of arrival, with clearly delineated primary and secondary access, with a designed response to the sites level change

\_create a sense of engagement between the southerly aspect of the property and the sites external spaces, taking greater advantage of passive solar gains

\_utilise the constricted and dark west facing garden for ancillary use, placing introverted internal functions on this aspect

\_upgrade the external fabric, both in terms of appearance and thermal performance. Offering a greater public benefit to the wider context



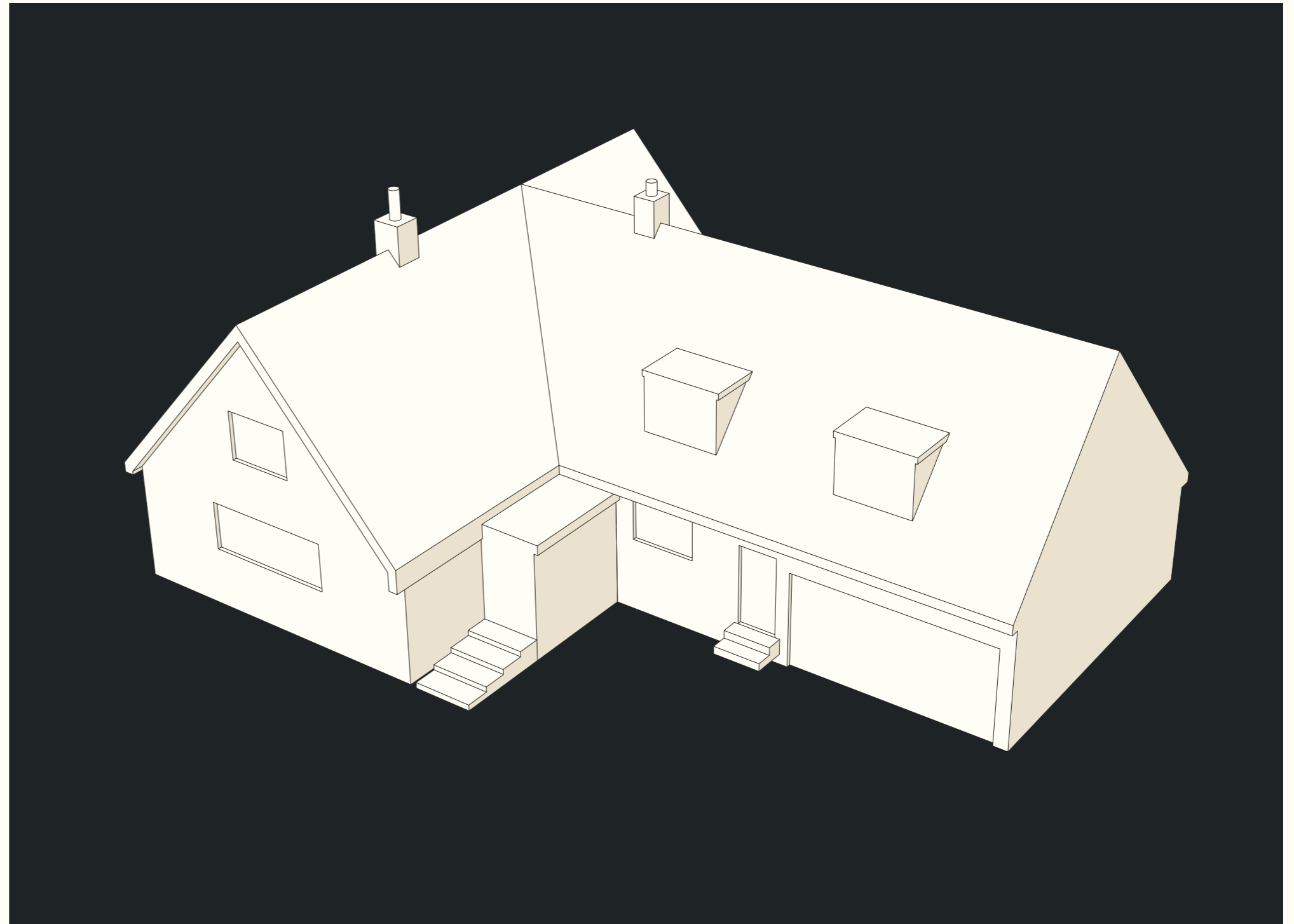
### 3.0\_Concept Development

Design evolution and proposals



*\_Sketch study*

## \_Massing Studies



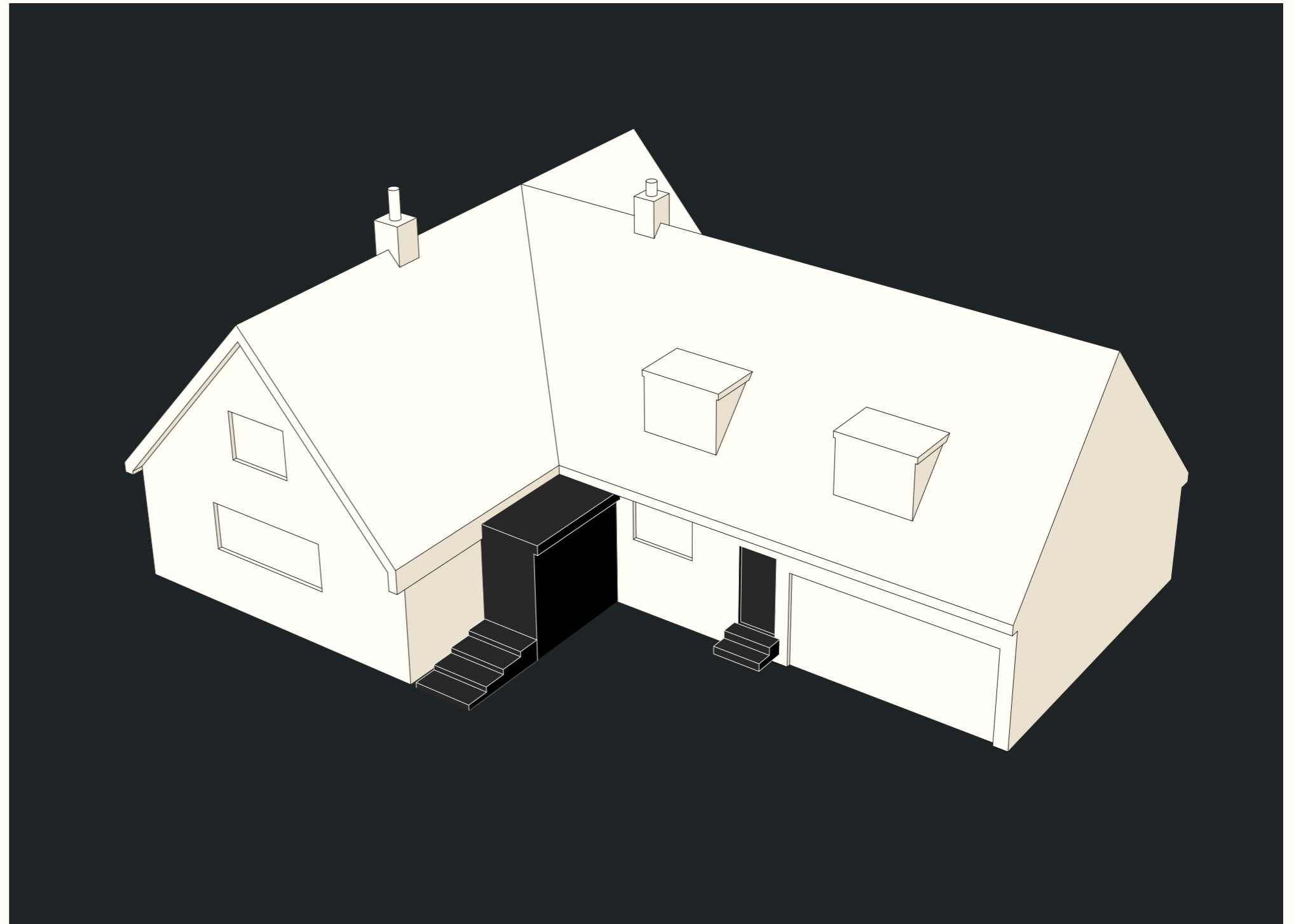
### **\_Existing**

The existing massing consists of a two storey dwelling with the first floor within the pitched roof space. The proportions of the dwelling are sympathetic to its context, however the small dormers feel inappropriately small and offer little to the local character.

**\_Step 01: Access**

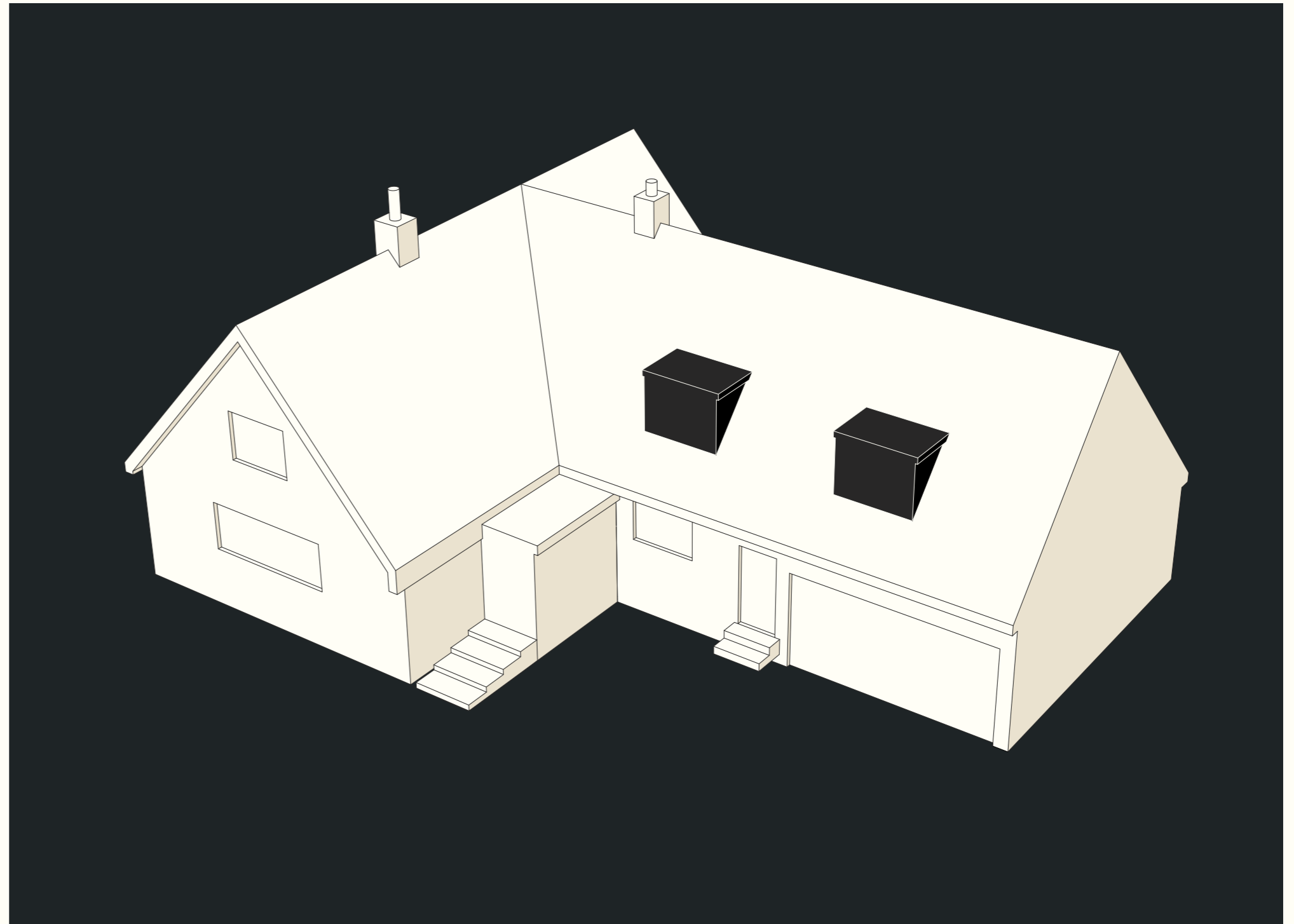
The approach the property is illegible, with stepped access to an under utilised front door as well as stepped access to a door to the kitchen.

Proposals should seek to mitigate the level change through purposeful stepped access, whilst making the sense of arrival fully apparent with a greater sense of theatre, whilst offering dedicated ancillary access to a boot room.



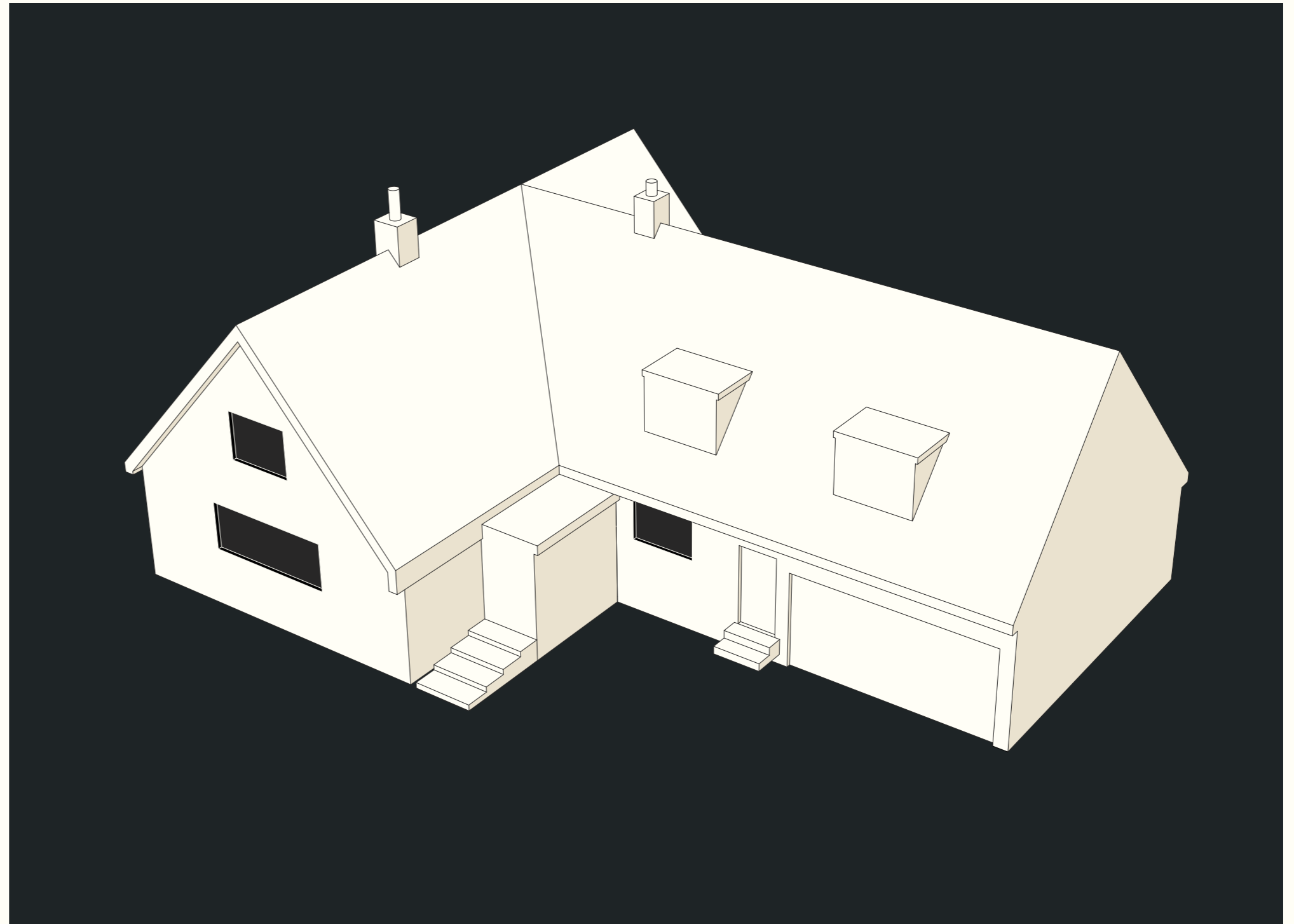
**\_Step 02: Dormers**

The scale of the dormers feels incongruous to the otherwise sympathetic massing of the property, whilst offering little usable space internally. The dormers are however lined in lead, a contextual heritage material. The dormers design should draw upon this local taxonomy, through a contemporary interpretation of existing and local precedent. The redesign should seek to drastically improve upon the thermal properties of the existing dormers, currently a massive source of heat loss to the dwelling. The enlarged dormers will allow light into core spaces and provide intermittent use, such as reading nooks and work spaces.



**\_Step 03: Windows**

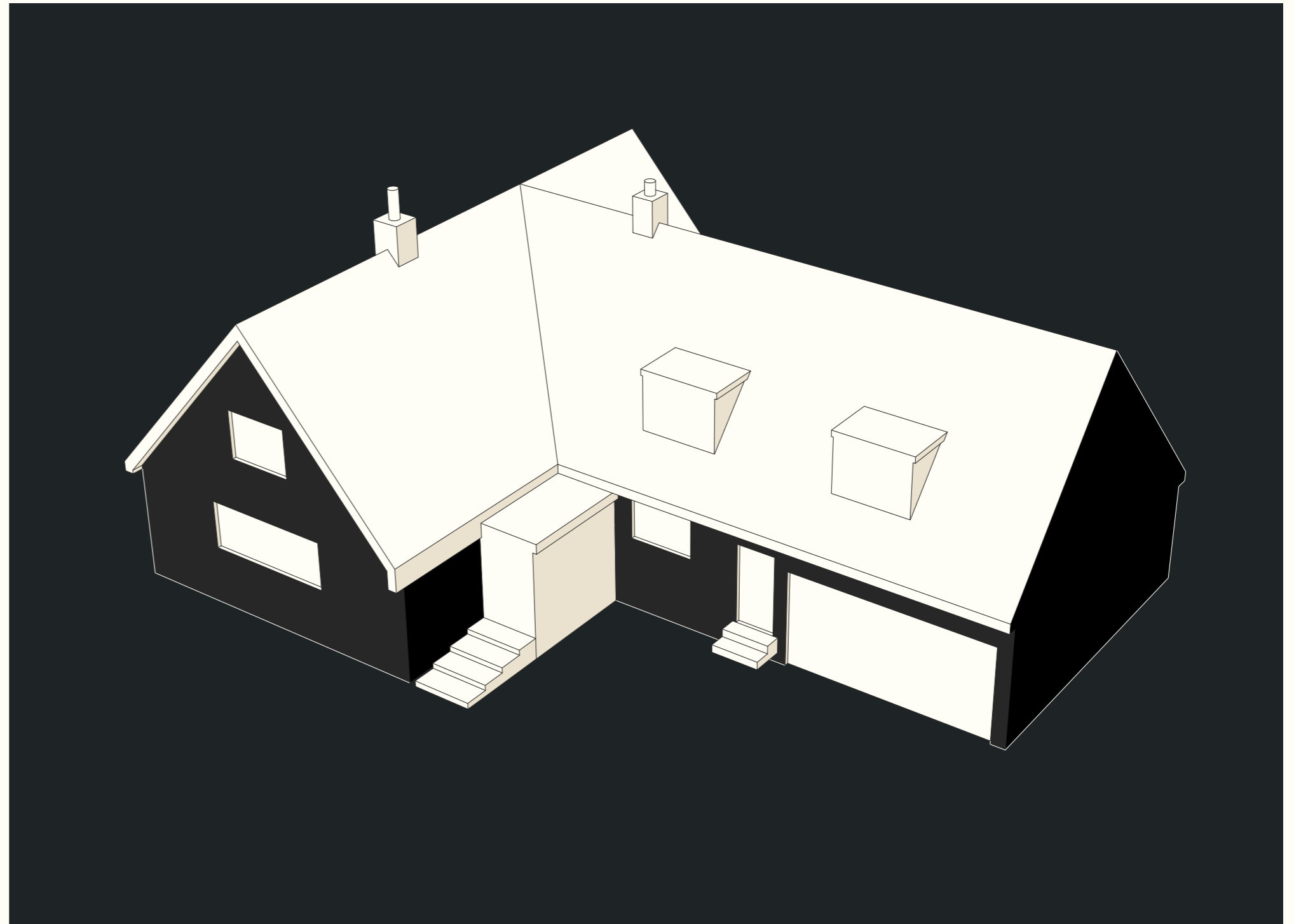
The current uPVC windows do little to improve the properties appearance and an improved public benefit would see the full window replacement, with timber/aluminium composite casement windows. The window apertures are also ill-proportioned and this should look to be addressed. Furthermore replacement windows should consist of triple glazing, with fully air sealed junctions to assist with heat loss.





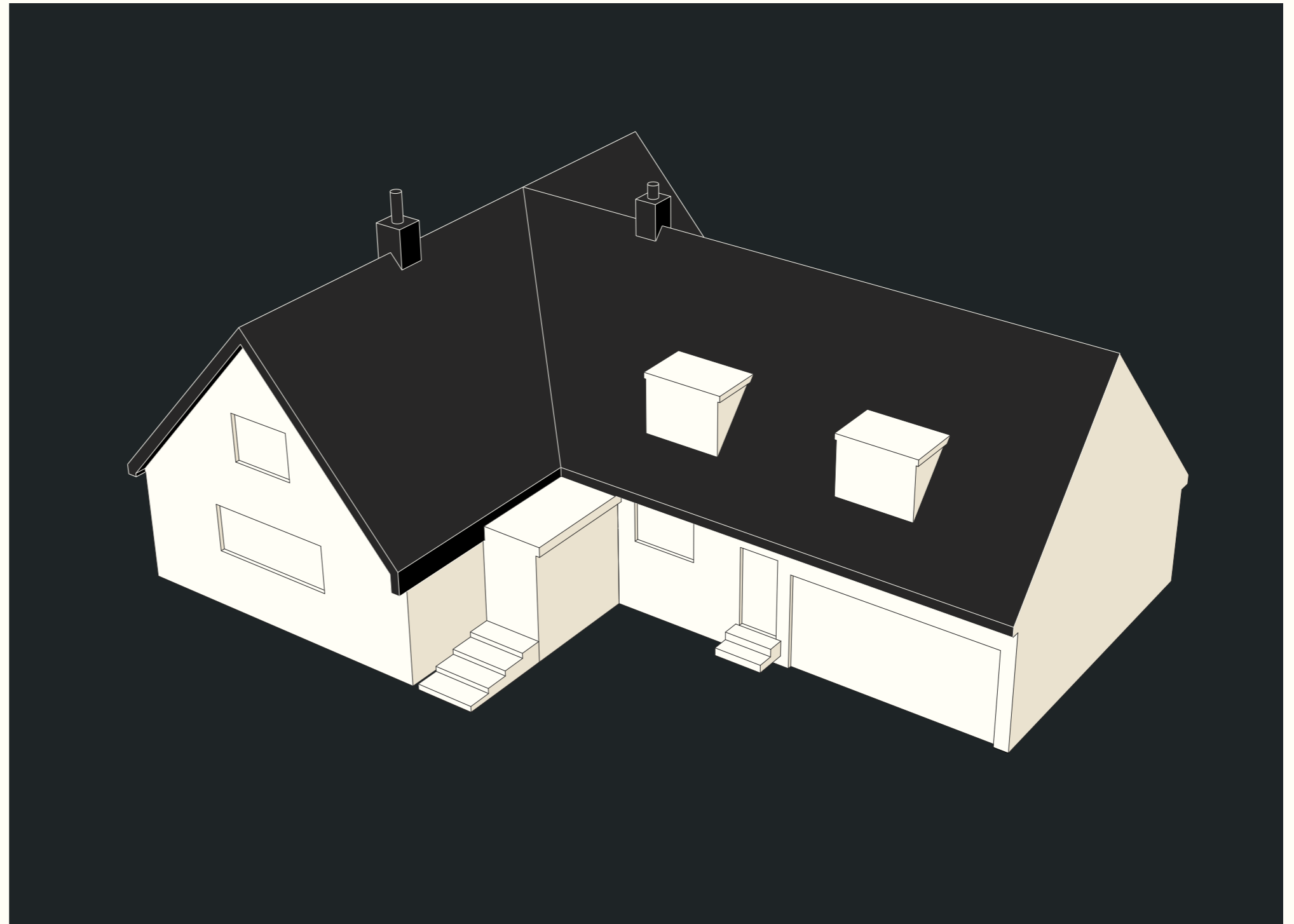
**\_Step 04: Walls**

Thermal and aesthetic improvements should be targeted to the external walls. The existing reconstituted stone should be overclad with a high quality material, such as insulating lime render or timber. The existing wall build up will have nominal levels of insulation, again these should be overclad with a naturally derived insulating material as part of a strategy to retrofit the existing building, making it fit for 21st century standards.



**\_Step 05: Roof**

As with the walls, improvements should be sought to the aesthetic and thermal properties of the roof. Concrete roof tiles will be replaced with a contextually appropriate finish such as slate or clay tile. Internally the ceiling space should be vaulted to provide a more capacious internal environment with insulation added between and below the existing rafters. The two existing chimneys could be redesigned and re-purposed, with one acting as a flue to the log burner, and the other providing natural stack ventilation to keep the house cool in the summer.

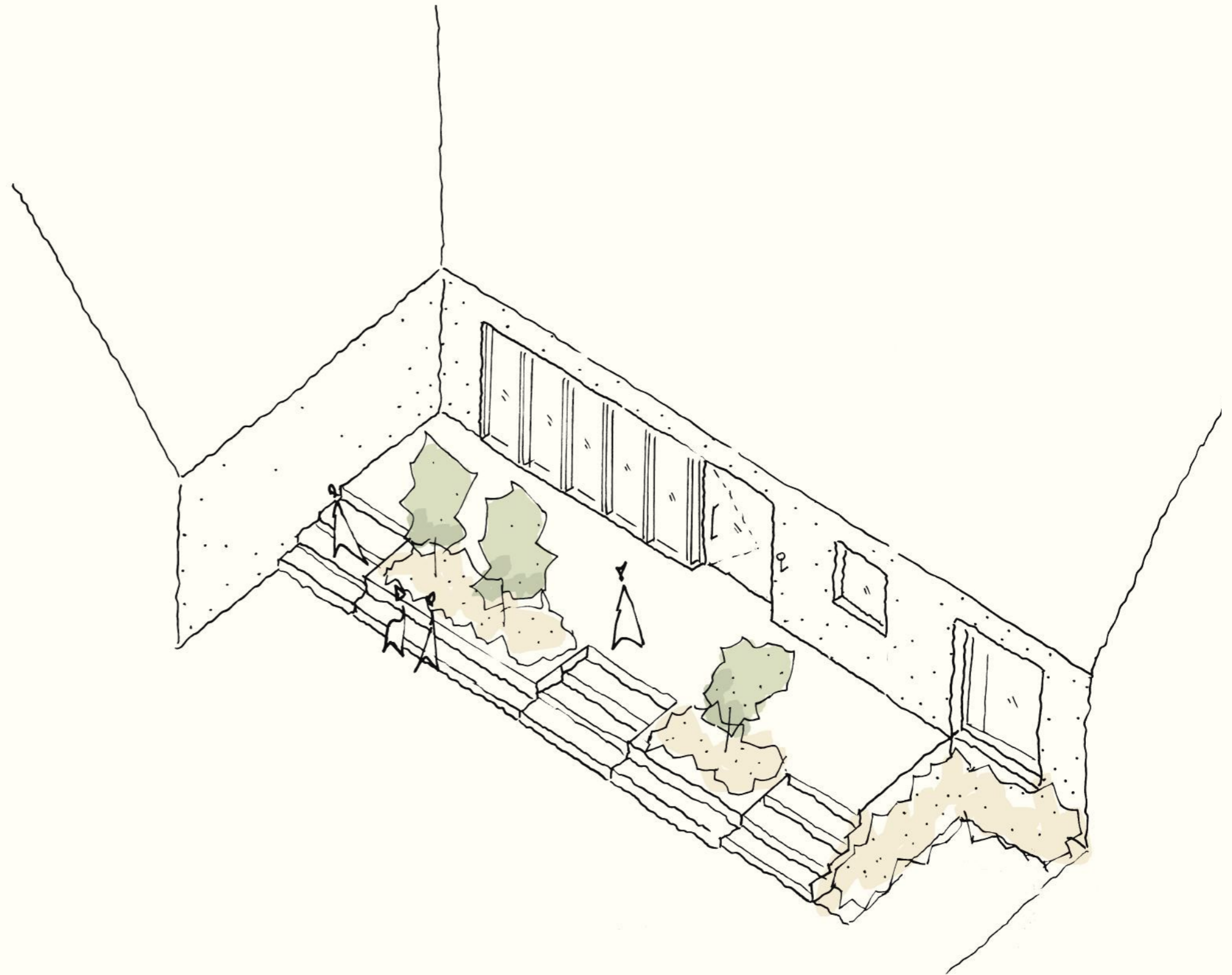


## \_Concept Proposals

### Sense of arrival

A principal design concept is driven by a need to address access to the property, creating theatre in the sense of arrival whilst practically delineating hierarchy between primary/ secondary access and addressing the sites level change.

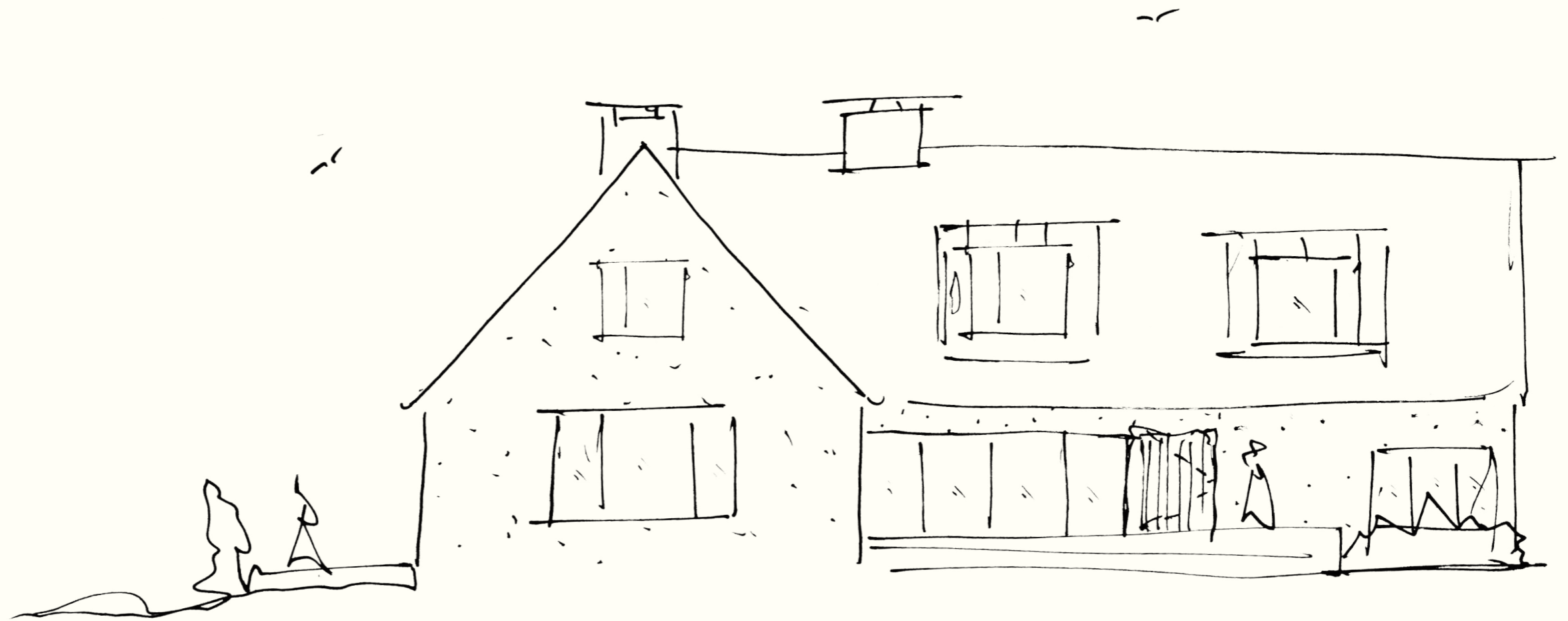
The designs seek to create a legible primary entrance with generous glazing bring light into a spacious and welcoming hallway. Externally a south facing terrace addresses this internal space with stepped access, planters and double height seated steps creating a playful means of addressing the level change between internal and external spaces.



*\_sketch study of the proposed approach*

## \_Concept Proposals

### Sketch studies



The designs see a complete overhaul and retrofit of the buildings external skin. Walls are overclad and insulated in order to dramatically improve the formal and visual performance of the property. A skin of natural lime plaster is applied to the give a textured, rich and tonally warm appearance whilst window apertures are amended to be proportionally attractive and materially contextual.

Large format glazing is introduced in order to draw light into the generous hallway and the currently dark interior of the property.

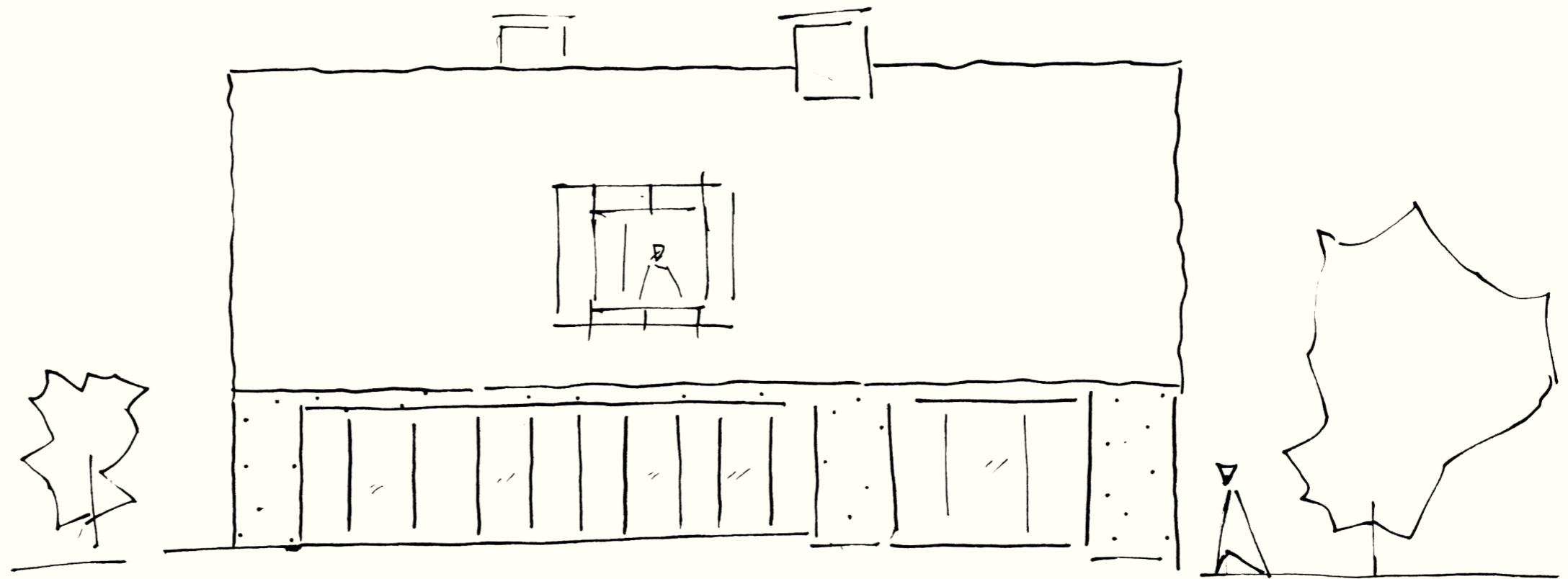
*\_Sketch Study: Primary Elevation*

# \_Concept Proposals

## Sketch studies

The current dormer windows are small and incongruous in scale to the form of the existing structure. The detailing is poor, with a bitumen flat roof and uPVC windows. The proposed form is contemporary in nature with minimal detailing. The scale is commensurate with the roof form, creating more usable space internally. Standing seam zinc is proposed as a nod to the existing lead lined dormers seen locally. Elsewhere the concrete roof tiles are to be replaced with contextual clay or slate, with the existing chimney overhauled and utilised as existing fire places and for natural stack ventilation.

The internal arrangement is amended, placing core living functions to the south elevation, this is better reflected in the external appearance, with large sections of glazing introduced in order to provide visual and physical permeability with this core external space.



\_Sketch Study: South Elevation

\_Exterior Sketchbook



\_Concept View  
Existing condition

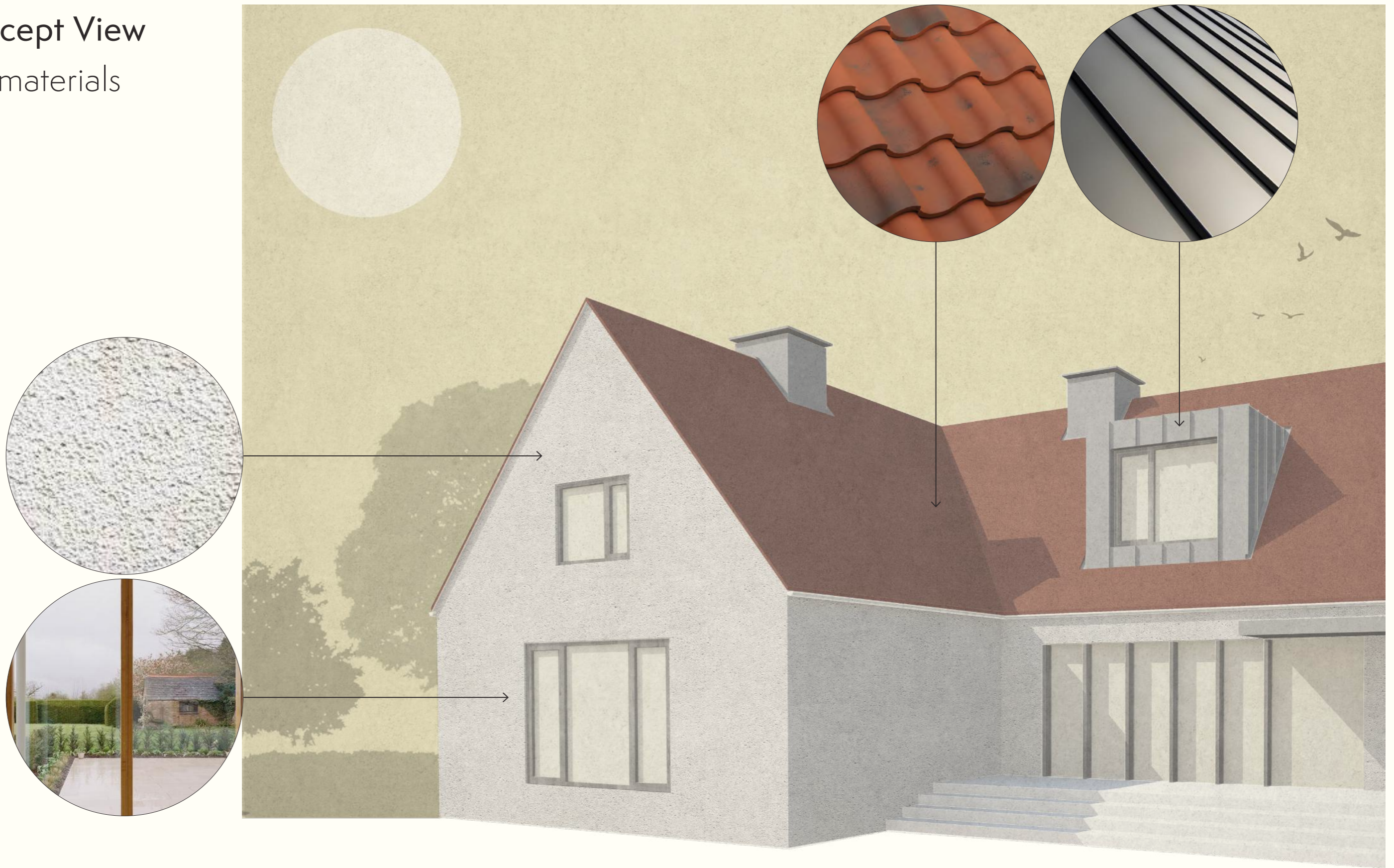


\_Concept View  
Primary elevation

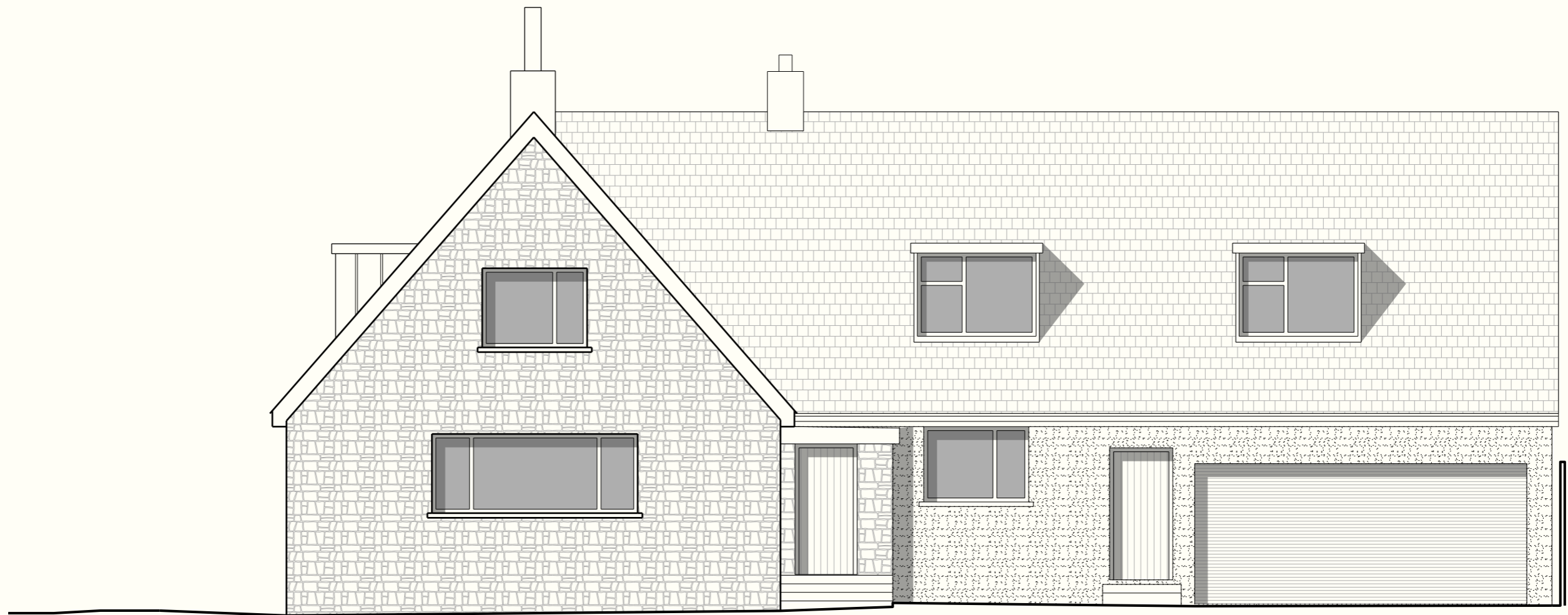




\_Concept View  
Core materials



\_Design Proposals  
Existing east elevation



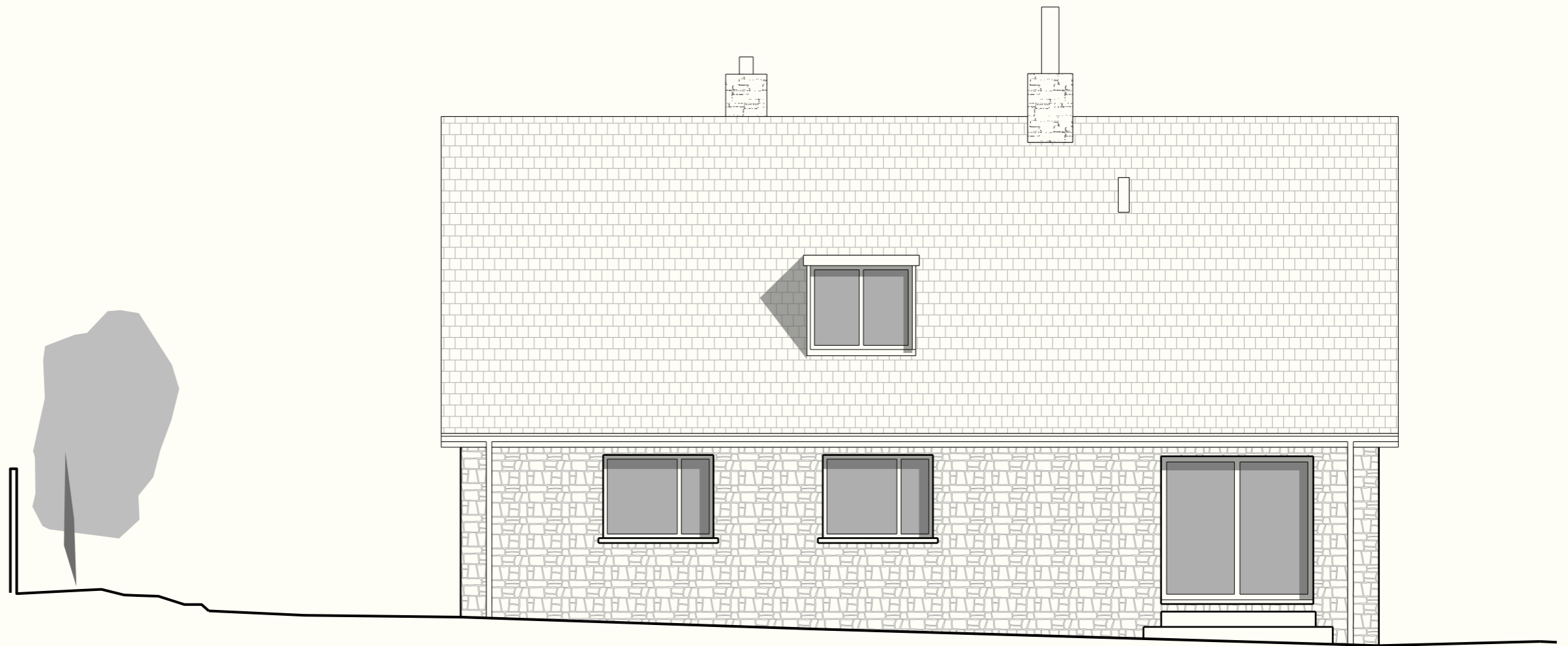
*Bottom\_Ground floor plan*

\_Design Proposals  
Proposed east elevation



*Bottom\_Ground floor plan*

\_Design Proposals  
Existing south elevation



*Bottom\_Ground floor plan*

\_Design Proposals  
Proposed south elevation



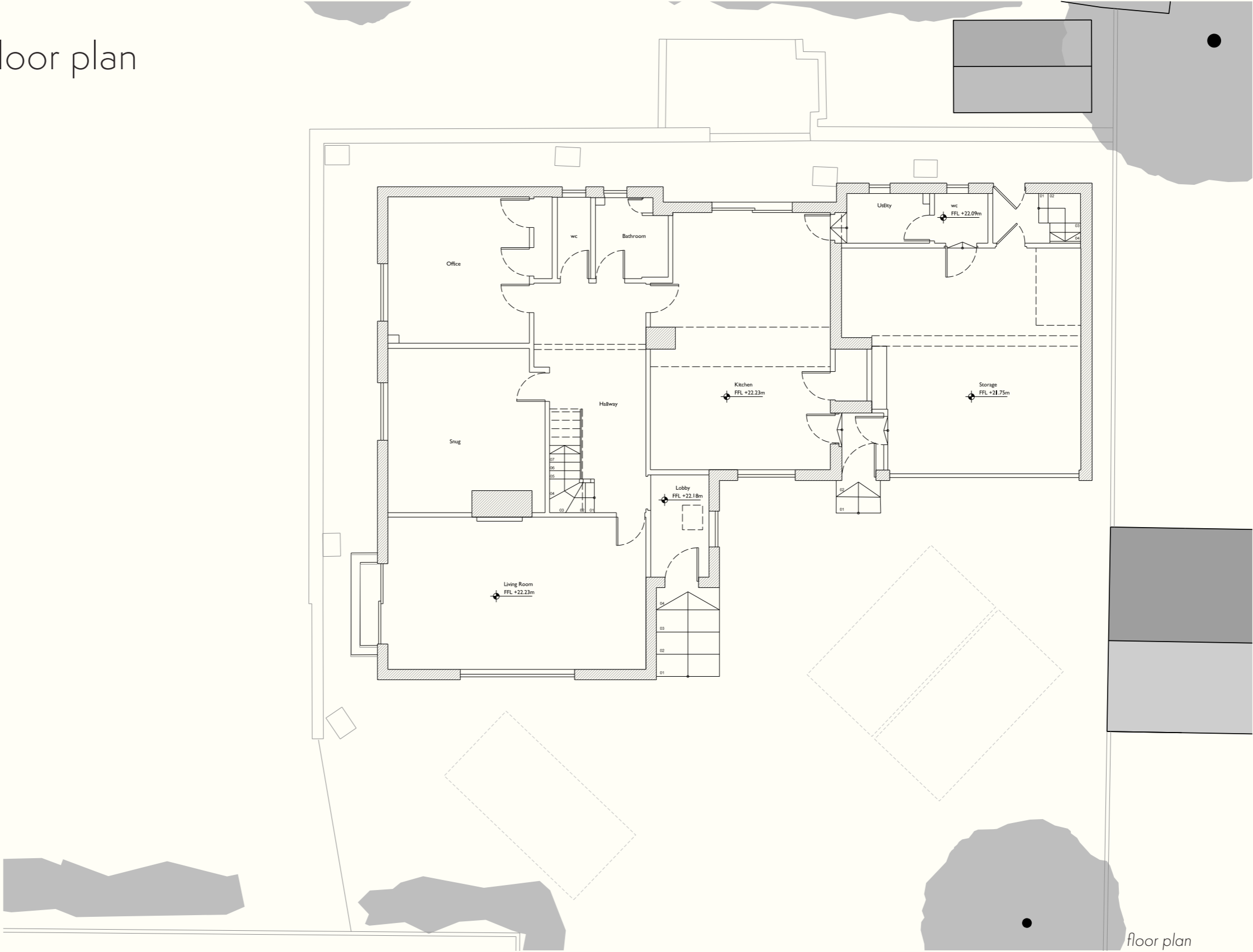
*Bottom\_Ground floor plan*

## \_Layout Studies

Internal arrangement

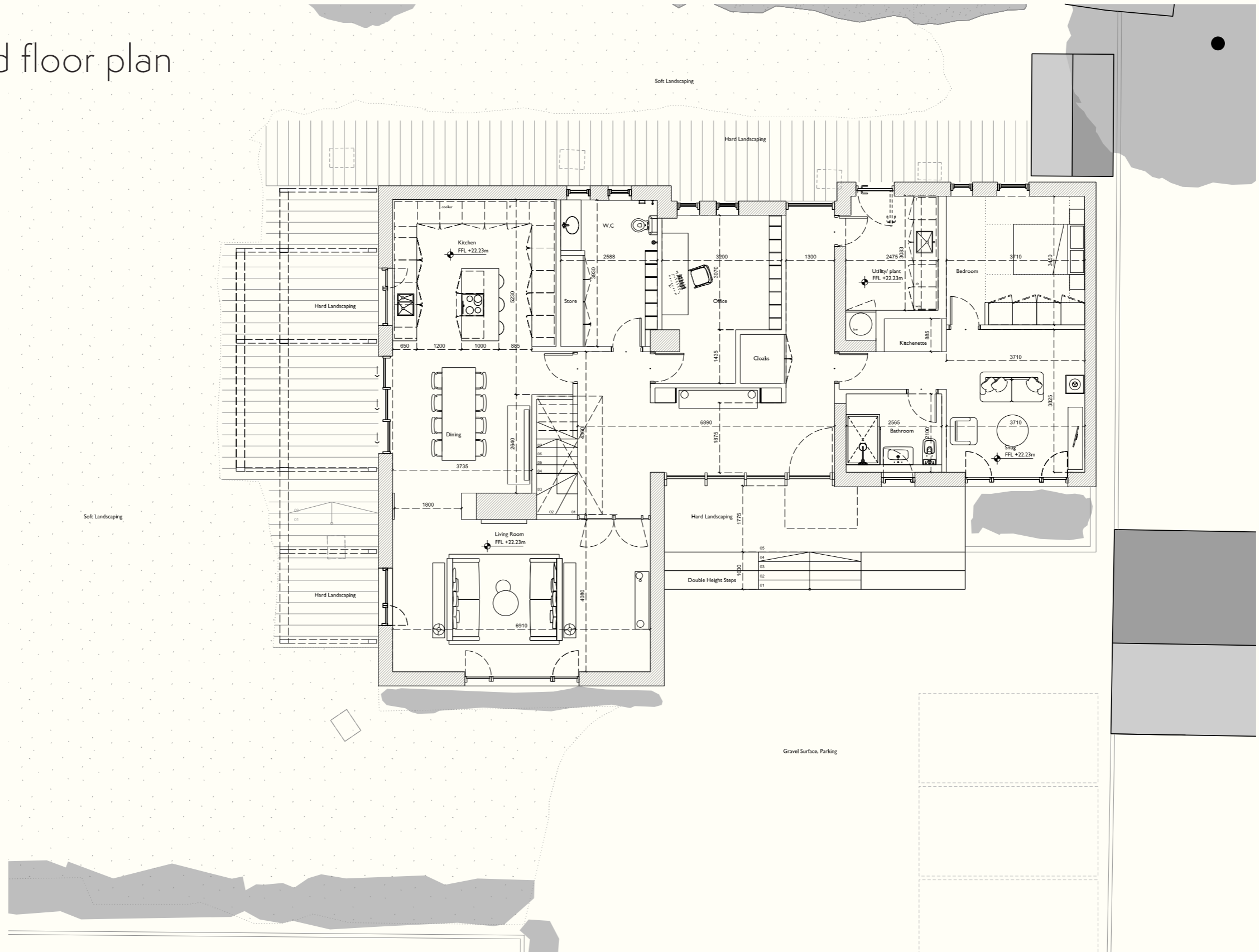
\_Layouts

Existing ground floor plan



# \_Layouts

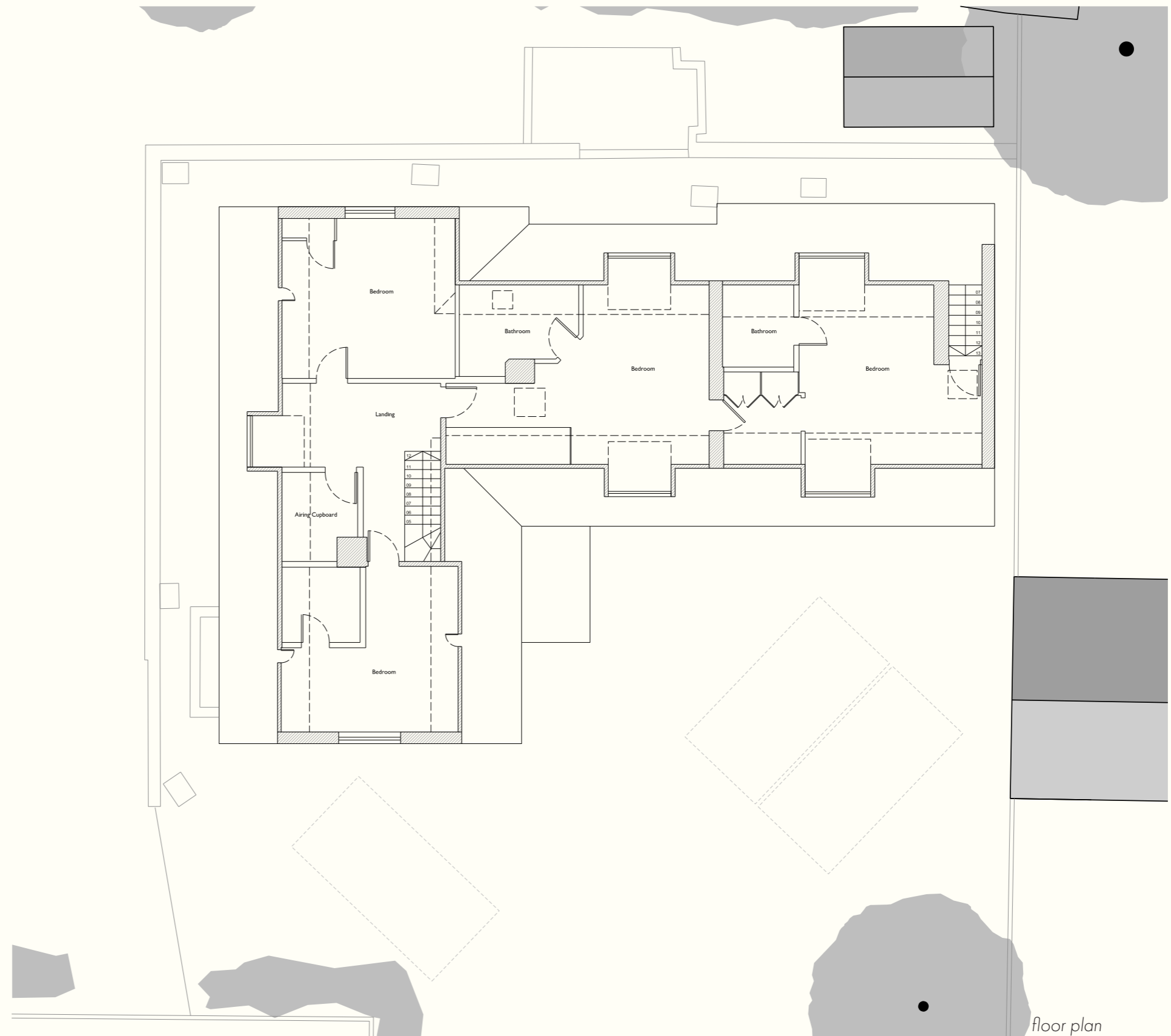
## Proposed ground floor plan





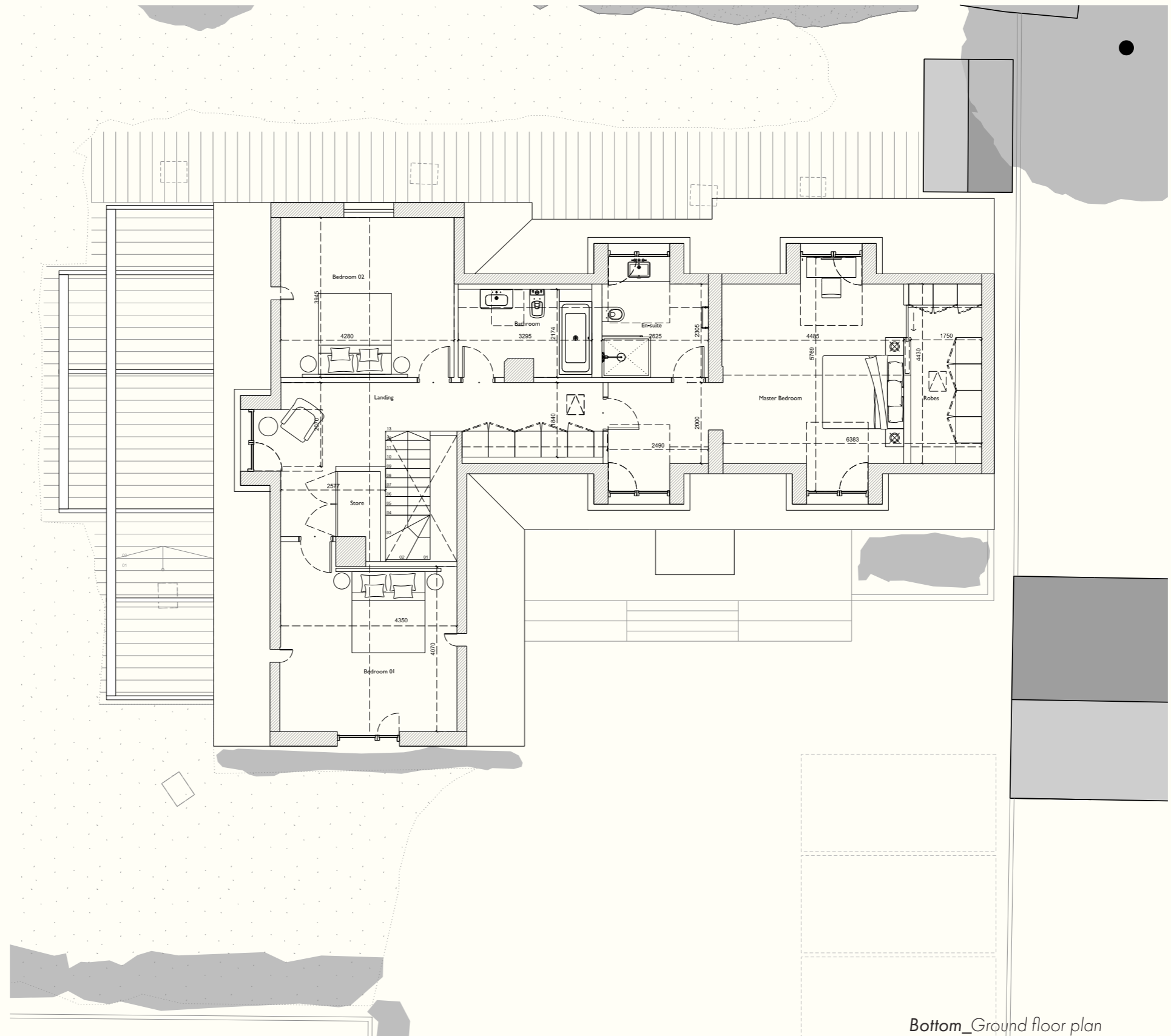
# \_Layouts

Existing first floor plan



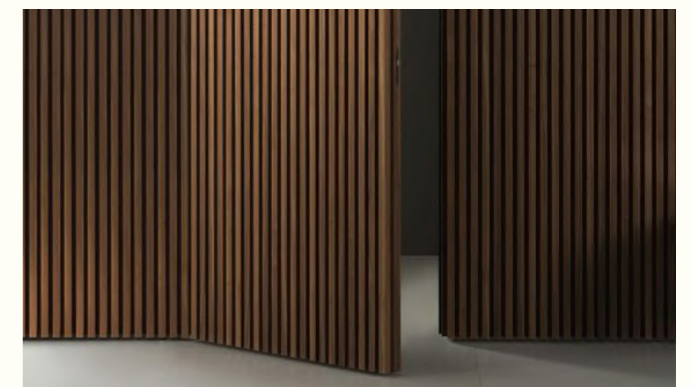
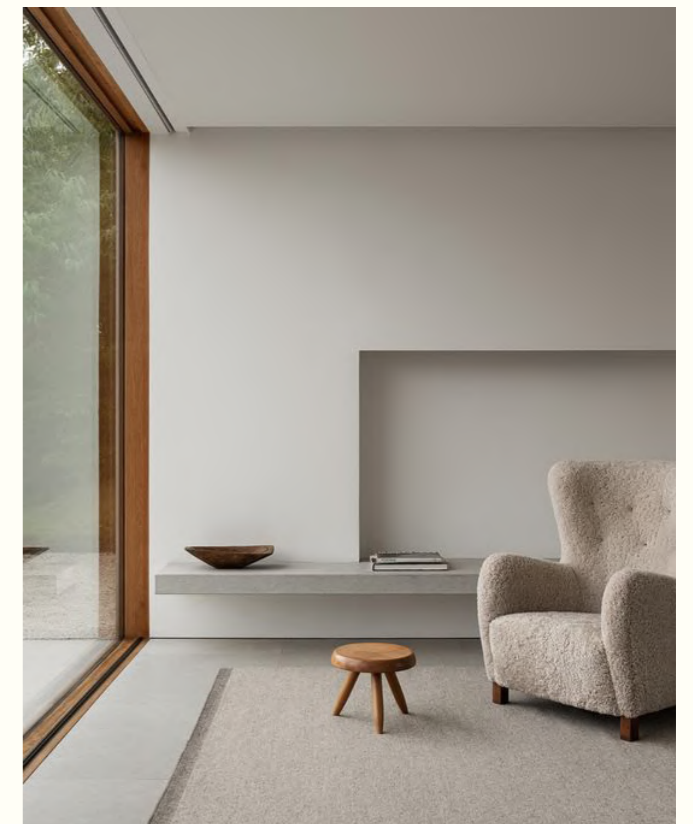
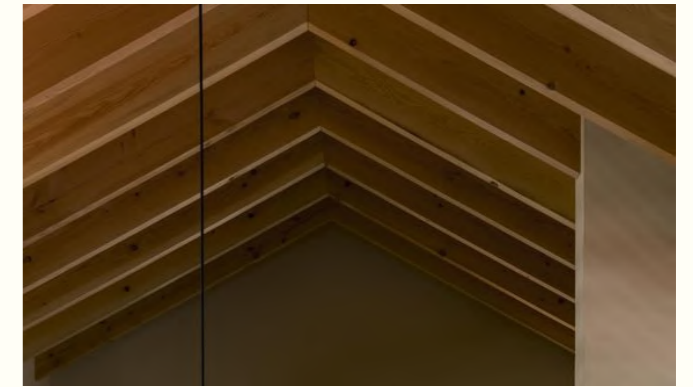
# \_Layouts

## Proposed first floor plan



Bottom\_Ground floor plan

\_Interior Sketchbook



## 4.0\_Summary

### Use

There will be no change from the existing permitted use with the proposals better serving the existing residential use.

### Amount of Development

The proposed works constitute alterations and repairs to the internal fabric of the building with a significant overhaul to the internal configuration as well as the external material fabric. As part of the works there will be no loss or gain of gross internal area.

### Layout

The internal configuration is currently broken down into many smaller rooms, resulting in dark circulation spaces as well as a lack of generosity to the primary living spaces. The sense of arrival is also poor, with the primary entrance lobby rarely used and a severe change in level between external and internal spaces. A greater sense of arrival is provided to the east with the introduction of a light filled generous lobby. The internal stair is reconfigured and the kitchen is moved from its current poorly lit location to the south of the plan to engage better with the external spaces. A snug and guest bed space is provided within the converted store and upstairs the bed spaces are carefully reorganised to provide greater space and a more capacious environment.

### Scale

The scale of the development is largely as existing, however there will be a minor increase in the ridge height to accommodate the replacement roof structure and finish as well as allowing greater levels of insulation. The tall and incongruous chimney stacks are lowered and replaced with a decorative metal cowl. Elsewhere the scale of the dormers are increased to accommodate greater levels of insulation as well as making them proportionally more attractive within the context of the scale of the existing property.

### Landscape

The existing external spaces to the house are currently underutilised with the southerly aspect fronted by ancillary spaces. There is an incomprehensible level change between the external and internal spaces and the proposals seek to rationalise this with level thresholds from the primary living spaces. To the south a pergola structure is introduced to shade the primary living spaces from direct sun whilst allowing vegetation to enliven the scheme. To the east of the plan legibility of arrival is improved with a raised terrace drawing visitors in to a newly located entrance.

### Appearance

The property material quality is poor, in a state of disrepair and offers little public benefit or contribution to the wider Conservation Area. Reconstituted stone cladding, Upvc windows and concrete roof tiles create a dated impression. As such a significant overhaul of the buildings facing materials are proposed in order to provide greater public benefit and improved energy efficiency. Clay pan tiles are contextually prevalent and are proposed alongside rough cast lime plaster replacement wall covering. Whilst the prevailing cladding is Blue Lias, there are a number of modern buildings within the immediate vicinity finished in silicone render. The lime plaster proposed is seen as a high quality interpretation of this modern vernacular. The dormer window design is reinterpreted, drawing on much of the high quality heritage lead flashing locally with a metal naturally weathering standing seam. Elsewhere the thermal performance and appearance of the windows is improved with triple glazed ppc aluminium casements.

### Access

External access routes are unaffected by the proposals and remain as existing.

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